

Historic District Commission
Meeting Minutes April 21, 2009

Meeting called to order at 7:35 p.m. Scott Kutil (SK), Ellie Halsey (EH), Kathy Acerbo-Bachmann (KAB), Michaela Moran (MM), and Brian Bendig (BB) were in attendance. David Honn and Terra Friedrichs were absent. Bill Higgins and Molly Wong were present to ask some questions about new construction at 34 Windsor. Anne Forbes was present as a member of the public. The meeting was held in Room 126 in Town Hall.

Bill Higgins arrived early in order to ask some questions about a house he is planning to build at 34 Windsor Avenue. Bill asked about vinyl windows and doors, gutters, and synthetic decking material. BB advised that if wood materials are used, and not vinyl and synthetic materials, that would go a long way toward making the application an easier process. Bill asked some additional questions about the process, how long it might take, and if he could be put on the next meeting's agenda. He was given an appointment and indicated he would be filing an application.

At 8 the Murrays from 77 Nagog Hill Road came in to discuss their application 902. BB recused himself from the discussion. The Murrays want to replace some sheet metal trim on the roof gable on the right side of the house with wood to match the gable trim on the left side of the house. This new trim would be painted to match. MM moved to approve the application with the finding that replacing the metal trim with painted wood would match the rest of the gable trim on the house. KAB seconded the motion and it passed unanimously.

MM said that she was going to issue a CNA for BB's property (74 Nagog Hill Road). BB's wife had submitted a request for a CNA to do repairs and replacement in kind.

BB returned to participate in the meeting. A discussion of minutes was deferred until the next meeting.

BB noted that although the 83 River St. owners have not responded to our last letter they have requested a Certificate of Occupancy from the Town Building Department.

BB said that the Application from 111-113 School St. to demolish the barn was returned as incomplete. BB noted that as part of this application we were given another erroneous assessor's list. BB will wait until a new 111-113 School St. application is filed before complaining about the errors in the list.

BB said that the letter written by David Honn regarding the Theatre III window repairs was sent to the CPC. CPC cannot disburse money to Theatre III without this letter.

EH has been talking with Glenn Berger about Exchange Hall but she has not yet had a chance to take a close look at the repairs.

BB will give some remarks at the upcoming Susan Maycock lecture at the library that was organized by KAB. The lecture is tomorrow night.

Nigel Godley is interested in HDC membership.

John Pettis called and asked for a CNA to repair a rotted sill and other repairs. This is at 507 Main. BB is recused from this matter.

At 8:30 Bonnie Geithner came in to discuss the stone fence that was erected at 430 Main St., across the street from her property. Although the stone fence has been taken down, Bonnie is advocating that Main St. and other streets in the Historic Districts should be added to the list of scenic streets. Bonnie said this new fence was built inside of the town right of way. BB said he would go to the property and make an inventory of what, if anything, is in our jurisdiction.

At 9 Wayne Hinckley came in for an appointment to discuss windows at 277 Central Street. Wayne said that he had an expired COA issued in 2002 for replacement of the existing windows with Norco windows, but now Norco windows no longer exist. He now proposes to use Windsor Windows. He referred us to windsorwindows.com. These windows are wood, true divided light, 6/1 style to match the existing windows. The HDC felt that since the earlier COA was issued in 2002 and has expired and that the windows are from a different manufacturer we now need a new application. Wayne said that he will submit a new application and also look for wood muntins on the exterior of the window.

The balance of the meeting was spent discussing other business.

The proposed Next Generation Daycare was discussed. It's a 24,000 sq. ft. daycare center right off of Route 2. MM suggested that we file a letter with the Board of Appeals stating that the Town's Historic resources are just North of Route 2 and that we have serious concerns about the impact on the historic character of the town. BB will draft.

Application 903 and 904 have been submitted and were filed on the 10th of April. The abutter's notices will be sent out.

Some new violations were noted and the following action will be taken on existing violations:

1. Exchange Hall put a new sign next to an older sign (new violation)
2. Frank Chen put up a new sign over his door (new violation). Frank will be sent a letter about this and other violations.
3. Graphic Connections will be sent a letter about its temporary sign.
4. BB will try to convince the Town to compensate Sweet Bites for the cost of new signage.
5. Eleanor Chenevert will be sent a letter about her POD.

Someone suggested that when a property conveys the Town Assessor's office could send a letter informing the new owner that the property is in a Historic District.

The meeting was adjourned at 11 p.m.